

72-48

NO TRANSFER
TAX PAID

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

023356

SEWER
EASEMENT
FOR LOT #2

That ANTHONY F. POULIN of Winslow County of Kennebec and State of Maine, in consideration of ONE (\$1.00) DOLLAR and other valuable considerations, paid by MICHAEL D. ARMITAGE and ERICA L. ARMITAGE of Waterville, County of Kennebec and State of Maine, whose mailing address is 4 Stone Ridge Drive, Waterville, Maine 04901, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said MICHAEL D. ARMITAGE and ERICA L. ARMITAGE as joint tenants and not tenants in common, their heirs and assigns forever;

A CERTAIN lot or parcel of land situated in ~~Waterville~~, County of Kennebec, State of Maine, bounded and described as follows, to wit:

BEGINNING at an iron pin at the southeast corner of Lot 8 on "Final Subdivision Plan of Stone Ridge - Waterville, Maine" by K & K Land Surveyors, Inc., dated July 1986 and recorded in the Kennebec Registry of Deeds in File #E-87010; thence N 63° 20' 02" W 335.51 feet, more or less, to an iron pin; thence continuing N 24° 50' 57" E along Stoneridge Drive 80 feet, to a point; thence S 63° 26' 18" E through said Lot 8 410 feet, more or less, to a point on the easterly boundary of said Lot 8; thence S 69° 27' 27" W to the point of beginning. Said last distance being approximately 110 feet.

BEING a part of the premises conveyed to Anthony F. Poulin by deed from Robert A. Rosenthal, dated September 24, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3031, Page 300.

THE above described parcel is a portion of Lot 8 and is conveyed for purposes of the location of a sewage disposal system for the benefit of Lot 2 in said Stone Ridge Subdivision.

EXCEPTING and reserving to the Grantor, his heirs and assigns an easement for any encroachment of the septic system on said Lot 8, which serves Lot 3, together with the right to maintain, repair and replace said septic system.

ALSO, conveying the right to the Grantees, their heirs and assigns, to enter the remaining portion of Lot 8 to maintain, repair and replace the septic system which serves Lot 2.

BOTH parties agree to restore the surface to its original condition in the event it is disturbed in carrying out such maintenance, repairs and replacements.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said MICHAEL D. ARMITAGE and ERICA L. ARMITAGE, their heirs and assigns, to them and their use and behoof forever.

AND I do COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I the said ANTHONY F. POULIN have hereunto set my hand and seal this 26th day of September, 1989.

Signed, Sealed and Delivered
in the presence of

William P. Dubord

Witness

Anthony F. Poulin
ANTHONY F. POULIN

STATE OF MAINE
COUNTY OF KENNEBEC, ss.



Personally appeared the above named ANTHONY F. POULIN and acknowledged the above instrument to be his free act and deed.

Before me,

William P. Dubord

Notary Public

Print Name: William P. Dubord
My Commission Expires: _____

WILLIAM P. DUBORD
Attorney at Law
Notary Public
My Commission Expires 8/26/94

RECEIVED KENNEBEC SS.

1989 OCT -6 AM 9.00

WIT: William P. Dubord
REGISTER OF DEEDS